

RICS LEVEL 3 EXECUTIVE SUMMARY BUILDING SURVEY

45 Fenay Bridge Road
Fenay Bridge
Huddersfield
HD8 0AY

On behalf of: B. Elliott Property Ltd

Date of inspection: 14th January 2025

Date of report: 27th January 2025

Reference: 25-1997/JD/ER

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EXECUTIVE SUMMARY**DATE OF SURVEY: 14th January 2025**

CLIENT ADDRESS: 25 Fenay Bridge Road
Fenay Bridge
Huddersfield
HD8 0AY

PROPERTY ADDRESS: 45 Fenay Bridge Road
Fenay Bridge
Huddersfield
HD8 0AY

**PROPERTY DESCRIPTION**

The property is an end terraced three storey dwelling, with a basement cellar and two floors above. The cellar is situated beneath the neighbouring property. Construction is of traditional solid stone masonry with a solid concrete floor to the ground floor and suspended timber floors to the upper levels. Fenestration is by way of uPVC doors and windows throughout. The property is surmounted by a pitched roof weathered in stone roof tiles.

Directions in this report are given as if facing in the front elevation from the driveway, accessed from Fenay Bridge Road.

The weather at the time of our inspection was cold and dry following a period of heavy snowfall and below freezing temperatures.

SUMMARY

Following our inspection of the property, it is apparent that the occupant stores a vast number of possessions within the property, making our inspection and maintenance of the property difficult and restrictive.

From our limited inspection, there are issues with the roof and chimney stacks which have occurred over numerous years, which have resulted in extensive water ingress and mould growth which has not been addressed internally.

Due to the property being old in nature cracking is evident throughout, largely on the second floor and first floor bedroom, which again cannot be fully addressed due to the tenant's possessions.

There is a lack of central heating and ventilation throughout and, although this has not been raised by the tenant,, as a landlord, you should be providing this level of service to the tenant, which will also decrease levels of mould growth throughout.

The kitchen and bathroom would benefit from modernisation and mechanical ventilation.

We are concerned regarding the means of escape from the property in case of fire, as the second exit has been blocked and there are no escape windows.

We note that the landlord has rendered the gable of the property, which may create its own issues due to the defective roof and incorrect use of cement-based mortar strap pointing, which is of detriment to the building.

There is a lack of surface water drainage to the perimeter of the property, with one heavily choked gulley adjacent to the front door which appears to drain wastewater from the bathroom and kitchen. This downpipe does not disperse water directly into the gulley, which is potentially is causing subsidence as the incorrect diversion of water can undermine foundations, affecting the structural stability.

If the dry rot in the cellar is not rectified as a priority, this could spread to the neighbouring property causing further structural issues.

Both outbuildings have the potential to be developed, however both are not watertight and have defective roofs.

PRINCIPAL SURVEY FINDINGS

There are a number of defects present to the external fabric of the building, which will require maintenance in the short term to prevent further deterioration. In detail we will comment as follows:

MAIN PROPERTY

EXTERNALLY

Front Elevation

The front elevation appears to have been recently repointed by way of strap pointing, in a cement-based mortar. This type of mortar and style of pointing can be detrimental to York stone. We recommend that the cement-based pointing is removed and the elevations are repointed using a lime-based mortar as this is more porous than cement mortar and will allow the pointing to absorb any water from the stone and release it, rather than the stone holding the water, freezing and delaminating the stone surface. There are areas of missing pointing to the elevation. We recommend that these are repointed in a lime-based mortar to prevent any water ingress.

There are historical fixings evident to the elevation. We recommend that these are removed before they further corrode and cause the surrounding masonry to crack.

There are areas of vertical cracking between the subject and the neighbouring property. We also note vertical cracking adjacent to the neighbouring uPVC downpipe. We believe that this is ongoing and as a result of the guttering and roof upstand, as the cracks have appeared since the elevation has been repointed. We recommend that the roof and guttering works are addressed, and the cracking is monitored by way of calliper and studs over a period of 12 months to identify the extent of the movement, however in the first instance, we recommend raking out and repointing the area in a soft lime-based mortar.

There is a gulley adjacent to the entrance door on the front elevation, this collects drainage from the bathroom sink, bath and kitchen sink. We recommend that a drainage survey is undertaken to establish whether this links into a combined system or into the surface water system, which is against current statutory regulations. The cast iron downpipe has started to rust, with the painted finish delaminating. We recommend that this is redecorated and the downpipe re-positioned so that waste water does not disperse outside of the gulley, as currently indicated by the high levels of moss growth to the surrounding tarmac surfacing. This may also be causing minor subsidence, by evidence of the cracked mortar joint around the door, as the incorrect diversion of water can undermine foundations, affecting the structural stability. In the first instance we recommend that the downpipe be refitted to ensure water is correctly diverted into the gulley and that moss growth to the stonework at low level and the tarmac be cleaned down and treated with herbicide. The gulley is also heavily choked with leaves. We recommend that this is cleaned out and left running free. We also recommend that this area is monitored for the next 12 months for signs of movement.

The level of the neighbouring stone flagged patio is higher than the ground level of the property. During the internal inspection, no defects were noted that could be attributed to this however it is recommended that this is reinspected following the clearing of the kitchen area.

The uPVC window and door appear to be in good condition.

Left Elevation

The left elevation has been rendered which the tenant confirmed was undertaken within the last five years.

There are areas of water staining at high level to this elevation. We believe that this is due to the lack of overhang by the verge roof tiles. We recommend that the roof tiles be repositioned to provide a minimum overhang of 50mm and the verge repointed to prevent any water ingress.

There is an area of missing render where a historical fixture has since been removed.

We are unsure as to why the elevation has been rendered and have not been able to inspect the nature of the solid wall behind the render. We understand from the tenant that this was undertaken to try and prevent water ingress within the property and as seen in the bedroom, we are concerned that rendering the property has possibly masked the problem, rather than solving it. The render also does not finish 150mm above ground floor level as is best practise. We recommend that 150mm of the render from ground floor level is

removed to allow for correct water displacement.

Due to the internal cracking and the direction of it (identified in the internal section), we believe that the left elevation lacks restraint which has subsequently caused structural movement of the elevation. We recommend that tie restraints are installed to help the stability of the elevation.

As indicated by the high levels of moss growth on the ground, we note that there is a lack of surface water drainage adjacent to the left elevation. It is recommended that this is installed.

Rear Elevation

The rear elevation appears to have been recently repointed, again by way of strap pointing, in a cement-based mortar. We recommend that the elevation be repointed using a lime-based mortar. There are areas of missing pointing to the elevation. We recommend that these are repointed in a lime-based mortar to prevent any water ingress.

The external ground level is significantly higher than the internal ground level within the property. This could cause damp related problems as properties of this age do not benefit from a damp proof membrane.

There is an area of algae growth to the stonework beneath the bedroom window. We believe that this is due to the water ingress around the window.

We note that a historic opening has been infilled and repointed.

It is noted that the rear bedroom window lintel is not one solid masonry block. There appears to be an area of missing pointing to the joint between the two stone lintels to the bedroom window. This could cause water ingress around the window. We recommend that this is repointed in a soft lime-based mortar.

Roof

The property is surmounted by a dual pitched roof (roof 1), weathered in stone roof tiles. To the rear, part of the property sits beneath another pitched roof (roof 2), where there is a shared chimney stack with the neighbouring property.

To roof 1, there are a number of cracked, missing and slipped tiles which we recommend are replaced and repositioned to prevent any water ingress to the property. To the front pitch, one tile has broken into two pieces and is being held in place by the guttering. From a health and safety perspective, we recommend that this tile is immediately replaced to mitigate the risk of harm or injury should it fall. There is moss growth to the roof throughout which we recommend is cleaned down with herbicide to prevent the potential risk of water ingress.

Between the two roofs there is a rendered upstand, with no lead flashing. There is also a build-up of debris and vegetation. We recommend that these are removed and cleaned down and a lead flashing installed in order to prevent water ingress into the property and allow water to correctly disperse away from the property toward the rear gutter. The verge pointing to the roof 2 has also cracked. We recommend that this is repointed to prevent further water ingress.

The ridge tiles to roof 1 appear to be in good condition as they appear to have been replaced recently.

There is an area to the rear of the property, between the two roofs, where the lining to the gutter has been disarranged, causing water to be incorrectly diverted away. We recommend that the gutter is re-lined in order that water is diverted towards the downpipe correctly.

Generally, the uPVC gutters to the property appear to contain a build-up of dirt and debris and we recommend that they are cleared and left running free.

The roof tiles to the front pitch of roof 1 appear to overhang the gutters too much, which causes the water to run off directly onto the stone soffit beneath. Overtime, this has weathered the pointing to the joints between the stone soffit and caused water staining to the front elevation. We recommend that the gutters and front row of tiles are repositioned to allow for correct dispersing of rainwater and that the joints between the stone soffit are repointed to prevent further water staining to the elevation.

We note that the left chimney stack leans outwards. We do not believe this should be a cause for concern as generally they tend lean towards to sun. There are cracks to the flaunching to the chimney which we recommend are repaired in order to prevent water ingress. This chimney stack appears to have been repointed recently and is to be repointed in a lime-based mortar as previously described.

The right-hand shared chimney stack generally appears to be in fair condition however we note a large gap to the rear of the stack and lead work. Again, there are cracks to the flaunching which we recommend are

repaired in order to prevent water ingress. Both chimneys appear to belly and house areas of moss growth to the left and rear. We recommend that they are cleaned down with herbicide and repointed as necessary.

We believe that repairs have been undertaken to the roof previously, as indicated by the use of lead clips to a number of areas to the rear pitch. It is recommended that the tiles are inspected further to ascertain whether they are suffering from nail fatigue.

The rear elevation gable wall verge appears to contribute to the water ingress the property has been experiencing. There are areas of water staining running from the roof down the rendered elevation. We believe that verge tiles have been incorrectly laid, with no overhang, causing water to divert down the wall. We recommend that the verge tiles are repositioned to provide a minimum overhang of 50mm, similar to the front pitch, which mitigates the risk water staining and ingress to and through the render. The gable wall does not benefit from any verge pointing, which maybe allowing water ingress. We recommend once the tiles have been repositioned to give an overhang, the verge be pointed.

INTERIOR

Roof Void

We were unable to gain access to the loft space due to the access restrictions caused by the tenant's possessions.

However, due to the age of the property and the current condition, we presume that there is no insulation within this roof void. It is recommended that access is afforded so that the roof structure can be inspected for water damage to the timbers and that insulation can be laid over the joists.

Second Floor

The second floor is a single room with under eaves storage. There are areas of delaminating wallpaper and damp to the right elevation. We believe that this is due to historic water ingress through the gable wall, which has subsequently been rendered within the last 5 years.

There are a number of cracks throughout, concentrated around the right spine wall elevation. There is also a crack to the corner between the rear wall and the left party wall, which we believe is due to water ingress caused by the defective roof.

There are also multiple cracks to the lathe and plaster ceiling. We believe that this is due to the cracked and slipped roof tiles above allowing water to penetrate through the roof and walls, causing movement and a loss of adhesion between the lathe and plaster. It is recommended that the ceiling is pinned back against the joists or that the ceiling is replaced.

It is recommended that all external works, as previously mentioned, are undertaken prior to the room being redecorated and monitored for further signs of cracking.

Within the eaves storage, we note that the roofing timbers have been subject to flight holes, which could be caused by wood-boring beetles. We recommend that a timber survey is undertaken to identify the level of damage to these existing timbers and to establish if this is ongoing.

The second floor is accessed by a narrow staircase from the first-floor landing. The stairwell benefits from a handrail which is less than 900mm from the pitch line, which does not comply with current Building Regulations. Although it is recommended that a handrail be installed to the correct height between 900mm and 1000mm from the pitch line, compliance with Building Regulations is not retrospective.

It is noted that the door to the second floor is not fire rated as is the requirement under current Building Regulations for three storey properties. As this is a rented property, it is recommended that this is replaced with an FD30 door set.

First Floor

Bedroom

Access to this room was limited due to the volume of tenant's possessions, which restricted the extent of our inspection.

The bedroom is situated to the rear of the property and houses the loft access hatch. The area is finished in wallpaper, with built-in wardrobes to the front wall.

There are a number of cracks within this area, with a moderate crack to the rear elevation adjacent to the left gable wall, which we believe is due to settlement of the gable wall. We recommend that this is monitored by way of calliper and studs over a period of 12 months to identify if this movement is historic or ongoing.

The left gable wall appears to have been subject to historic water ingress. We believe that this is due to the lack of overhang from the ridge tiles above which has caused water to ingress through the walls. There are areas of damp spots visible on the wardrobes, we believe that these are due to lack of ventilation and lack of central heating throughout the property.

The chimney stack to the party wall also appears to be suffering from water ingress at high level. We believe that this is due to cracks to the flaunching of the chimney and the lack of lead flashings to the render upstand between the two roofs.

Adjacent to the window opening at the rear elevation, there are areas of cracking and damp. We believe that this is due to the incorrect lining of the guttering and poor gutter stop end detailing, diverting water incorrectly.

The stone lintel to the window appears to be delaminating. We believe that this is due to water ingress caused by the insufficient clearing and lining of the gutters, which has subsequently diverted water down the wall and over time, eroded the stone lintel. We recommend that all plaster is hacked off so a full assessment can be made before re-applying.

There is an exposed roof timber which appears to be suffering from damp and early onset rot. We believe that this is caused by the vegetation growth to the joint between the two roofs, which has caused water ingress. Following the repairs to the roof and external façade, it is recommended that the roof timbers are investigated for wet and dry rot, the timber is cleaned down and then monitored to establish any further deterioration.

We note that the bedroom door is not fire rated as is the requirement under current Building Regulations. We recommend this is replaced with an FD30 door set.

Hallway

The hallway is finished in a mixture of wallpaper and tongue and groove timber cladding, with exposed ceiling timbers.

The floor and walls appear to bow but this would not be unusual for a property of this age.

Beneath the window there is an area of historic water staining at low level adjacent to first floor staircase. Adjacent to the window, there appears to be an aperture within the wall which has been covered over with paper and cellotape. We recommend that this is infilled, replastered and redecorated.

Bathroom

The bathroom is finished in a mixture of wallpaper and ceramic wall tiles, with a carpet floor finish.

There are areas of cracking to the grout of the wall tiles, which we believe is due to movement over many years. The resident confirmed that her husband tiled the walls and had to offset many of them because of the unevenness of the walls some 40 years ago. As such, we do not consider the cracked grout to be of significance.

The wallpaper at high level appears to be peeling, which we believe is due to moisture from the water ingress. We recommend that the walls are relined after the roof repairs have been undertaken and the area monitored.

There is no mechanical ventilation to the area, yet we observe a fan isolator within the bathroom. We recommend that mechanical ventilation is added in order to prevent condensation related issues.

We were unable to gain access to the hot water cylinder in the cupboard due to the tenant's possessions.

Ground Floor

Stairwell

The first floor is accessed by a narrow staircase from the ground floor. The stairwell does not benefit from a handrail, which does not comply with current Building Regulations. You should note however that although it is recommended that a handrail be installed, compliance with Building Regulations is not enforceable retrospectively.

We note that there the door to the stairwell is not fire rated. As per current regulations, we recommend that this is replaced with an FD30 door set.

Lounge

The lounge is to the rear of the property and is finished in wallpaper, with carpet flooring.

There is a large area of damp to the left side of the party wall and chimney stack at low level. There are areas of blown plaster and delaminating wallpaper. We believe that this is due to a mixture of rising damp and the reported issues with the neighbour's sink. We recommend that a CCTV drainage survey is undertaken on the neighbours drains and that the external ground level is lowered.

The ceiling appears to bow. We believe that this is due to the age of the property and not of concern.

To the gable wall, there is a historic entrance door which has been infilled with an external leaf of blockwork, with the door still in situ. This leaves the property with no second exit or emergency egress windows from either the ground floor or upper floors, which is of significant concern in case of fire. We recommend that fire escape windows are installed, or a second exit is formed to overcome this issue.

Kitchen

The kitchen to the front of the property is finished in wallpaper, with carpet flooring. There are areas of cracking to the lathe and plaster ceiling which has partially collapsed. We believe that this is due to the general movement of the floor joists. We recommend that the ceiling is replaced or pinned back to the joists.

It is noted that the only source of heating is a coal Aga. A gas oven is also present.

We note that the kitchen does not benefit from mechanical ventilation which we recommend is added in order to prevent condensation related issues.

Cellar

The cellar forms part of a flying freehold with the adjoining neighbours and access was limited.

We note that there are dry rot spores to the walls and floors throughout. We believe that this is due to the lack of ventilation and high levels of moisture within the area. We recommend that ventilation and heating is increased to the area and the dry rot treated by a specialist company.

Services

The property benefits from incoming mains water, gas and electricity. The bathroom houses the hot water tank. The property does not benefit from central heating.

OUTBUILDING 1

Exterior

To the left of the property, there is a large single storey stone and brickwork outbuilding, split into three sections. There appears to have been an historic lean-to against the front elevation of the outbuilding, adjacent to the main property. There are areas of missing masonry and mortar joints, which we recommend are infilled and repointed in a lime-based mortar to prevent water ingress. There is moss growth at low level, which we recommend is cleaned and treated with herbicide.

Fenestration to the outbuilding is by way of timber single glazed windows, with a mixture of timber and profile steel doors. The finish to the timber windows and doors is starting to delaminate with signs of rot. Some windows are missing glazing panels. We recommend that these are replaced to prevent water ingress.

The outbuilding is surmounted by a dual pitched roof, weathered in a mixture of stone tiles to two sections and profiled steel sheeting to the third section. There are a number of slipped, broken and missing stone tiles. We recommend that these are replaced and repositioned to prevent water ingress. There are also areas of cracking to the ridge pointing, which we recommend are repointed to prevent water ingress.

The stone chimney stack appears to lean towards the west. The stone to the chimney stack is heavily weathered with areas of missing pointing and the clay chimney pot has cracked. We recommend that the stack is repointed and the pot replaced to prevent water ingress.

The gutters are heavily choked with dirt and debris and span a long distance for a single downpipe. We recommend that the gutters are cleared and left running free with the addition of another downpipe, gulley and drainage run, to cope with the excess water.

Interior

It should be noted that the extent of our inspection of the outbuildings was limited due to the volume of items being stored. Only visible aspects of the outbuilding were inspected and we were unable to view the roof void.

The areas are finished in a mixture of render and exposed stonework, with a solid concrete floor slab. The left section of the outbuilding appears to have a gap between the roof covering and the gable of the middle part, which is allowing water to ingress into the area. We recommend that this is correctly covered, with a lead flashing installed to enable water to be diverted away from the building and into the rear gutter.

A number of timber ceiling boards and the underside of the roofing felt appears to be suffering from damp. We believe that this is due to the water ingress from the defective roof. We recommend that the roof repairs are undertaken as detailed above.

The rendered finish to the walls appears to have delaminated, with areas of cracking noted. We believe that this is due to high levels of moisture and water ingress within the building. We recommend that the building is repaired to become watertight, the render is hacked off and a breathable render is re-applied should this be considered necessary.

There also appears to be a build-up of dirt and debris on the walls, which we recommend is cleaned down.

We note an historic opening which has been infilled to the gable of the middle section of the outbuilding.

There is a partition wall to middle section of the outbuilding which appears to be damp. We believe this is due to the water ingress problems caused by the defective roof which is not considered to be watertight.

Throughout outbuilding 1, there is cracking to concrete floor slab which we believe is caused by general movement between the soil and the slab. With the barn in its current condition, this may not warrant a repair or remedial action, however, should this change, further investigations are to be undertaken to determine the cause of movement to establish if an expansion joint is to be installed or the floor relayed.

The lintel to the timber sliding door in the middle section of outbuilding 1 is formed of timber and sits on a single piece of timber, which is unsupported to the right-hand side. We recommend that this is investigated further by a Structural Engineer to establish the structural stability of the lintel.

OUTBUILDING 2

Exterior

Outbuilding 2 is constructed from a mixture of brickwork and stonework and is surmounted by multiple roof types, weathered in a mixture of stone slate, profile steel sheeting and profile asbestos sheeting.

Outbuilding 2 is formed of two storey stables with an office and hair salon, surmounted by a dual pitched roof weathered in stone tiles and single storey brickwork stores, surmounted in a flat and mono-pitched roof, weathered in profile steel sheeting.

To the mono-pitched roof, weathered profile steel sheeting, there are areas of moss growth with a build-up of dirt and debris. We recommend that the renewed roof covering is cleaned down and treated with herbicide. Throughout, the mono-pitched roof suffers from onset cut edge corrosion which we recommend is treated. We recommend that the older roof covering is replaced, with a minimum overhang of 50mm, and the verge is pointed to prevent water ingress.

It is suspected that a profiled asbestos roof deck is in situ to the rear of the flat roof section. We recommend that a Refurbishment and Demolition survey is undertaken to determine the condition. Within the costs section of this report, we have allowed a cost for this roof to be removed.

To the flat roof, weathered in profile steel sheeting with integrated roof lights, there are areas of moss growth with a build-up of dirt and debris and vegetation throughout and areas of cut edge corrosion. We note that a section of the steel sheeting has collapsed which we believe is due to the lack of structural stability to the roof as it appears to have been a 'DIY' job. There are missing mortar joints and heavy vegetation growth between the coping stones to the stonework upstand, adjacent to the garden. We recommend the whole roof is replaced.

The two-storey stonework stables is surmounted by a dual pitched roof, weathered in stone roof tiles, which suffer from moss growth. There are a number of slipped, missing and broken tiles which we recommend are replaced to prevent water ingress. There are areas of missing pointing to the ridge tiles, which we also recommend are repointed in a soft lime-based mortar to prevent water ingress. The roof benefits from stone gutter supports with brickwork above that appear to be in poor condition, which we recommend are cleaned down and repointed.

Throughout, there are limited external gutters or downpipes to outbuilding 2. We recommend that gutters and downpipes are installed to the area to help with water diversion and drainage.

The stonework throughout is suffering from moss growth at low level which we believe is due to the lack of surface water drainage to the perimeter, causing sitting water. There is an area of moderate vertical cracking to front elevation of stone building, which we believe is due to being an addition that was not tied in and the lack of restraint. The large amounts of water ingress to the building are also detrimental. We recommend that roof repairs, areas of repointing and replacement of missing masonry are undertaken to prevent further water ingress. We also note an area of ivy growth to right elevation which potentially is contributing to the cracking of the building, due to the roots and water retention from the ground beneath.

The brickwork throughout is suffering from damp. We believe that this is due to the defective roof as mentioned above and areas of missing masonry units and mortar joints. We recommend that the roof repairs, repointing and replacement of missing masonry units are undertaken. There are areas of efflorescence to the brickwork which is too much salt within the mortar. We recommend that these are cleaned down.

We note window openings to rear elevation have been blocked with plywood which could also contribute to water ingress. We recommend that these are infilled with masonry or windows re-installed and sealed to help prevent this.

Fenestration to outbuilding 2 is by way of profile steel doors, timber doors and windows. The painted timber doors and windows appear to be delaminating and suffering from rot at low level which we believe is due to the lack of surface water drainage to the perimeter of the building. We recommend that these are replaced.

Interior

Internally, the walls within outbuilding 2 have a mixture of finishes. The stables are finished in painted stonework, with the store areas and central section finished in exposed stonework and brickwork. The central section benefits from internal gutters, which are not in working order and have caused water to disperse down the elevations, causing damp and moss growth. We recommend that all internal gutters are installed correctly to allow water to correctly drain through the downpipe into the surface water drainage.

There are areas of water ingress throughout, which we believe are due to the building not being watertight, partial collapse of the roof and missing areas of pointing to mortar joints and missing masonry. We recommend that roof and elevation repairs are undertaken, as detailed above, to prevent water ingress.

The building has solid concrete and cobble stone flooring throughout. There are areas of cracking to the solid concrete floor slabs. We believe that these are due to the poor construction and lack of movement joints throughout. The outbuilding may not warrant any repair or remedial action, however, should this change, further investigations are to be undertaken to determine the cause of movement to establish if an expansion joint is to be installed or the floor relaid.

The first floor of the stable block has a painted plaster finish and a suspended timber floor. There are areas of cracking throughout, with a moderate vertical crack beneath the window to the elevation that faces the garden. We believe this is due to the ivy growth and water ingress, which has caused the masonry to move. We recommend the building is made watertight, the ivy removed and a HeliBar repair be completed to the cracking to help the stability.

To the ceiling, there is an area that has collapsed which we believe is due to the water ingress from the defective roof. We recommend roof repairs are undertaken as detailed above. The exposed ceiling and roof timbers are suffering from rot, which we also believe is due to the water ingress from the defective roof. We recommend a timber inspection is undertaken to establish the structural stability of these timbers and if replacement or ad-hoc repairs are required once full access can be afforded.

We note that there is no roofing membrane to the underside of the stone roof tiles. We recommend a breathable roofing membrane is installed to help prevent water ingress.

There are internal timber doors and windows throughout, which are suffering from rot due to the water ingress and lack of surface water drainage. We recommend these are replaced once the shell has been made watertight.

EXTERNAL AREAS

The property is accessed via a driveway from Fenay Bridge Road. There are two gardens to the left of the property, one of which we were unable to access at the time of our inspection. The garden adjacent to the left of the property is a mixture of concrete asphalt surfacing and grassed areas.

Throughout, there are areas of moss growth and cracking to the concrete asphalt, which we believe is due to the insufficient surface water drainage surrounding the property. We recommend the moss growth is cleaned down, cracking is infilled and surface water drainage is increased to the areas.

The property benefits from an iron gate adjacent to the accessway. This gate has started to erode and we recommend that it is treated and redecorated.

The entrance door to the main property and the far-left garden are accessed by a stone flagged walkway. The stone flags are not sufficiently bed into the ground and house moss growth. We recommend that these are re-bed and cleaned down to prevent any health and safety issues with slipping or tripping over them.

The entrance door to the first section of outbuilding 1 is accessed by a concrete walkway which appears to have cracking in areas and moss growth throughout, which we believe is due to the lack of surface water drainage. We recommend that surface water drainage to the area is increased and the moss growth is cleaned down.

There is a large tree growing adjacent to the stone stables to outbuilding 2. We believe that the roots of this tree will be undermining the foundations of the stone building, absorbing the water and causing the ground below to shrink, cracking the foundation beneath. We recommend that the tree and its roots are removed to prevent further structural damage to the foundations of the stone building.

There is a stone retaining wall separating the two gardens to the left, which allows moss growth. We recommend this is cleaned down. As we were unafforded access to the far garden, we were unable to fully ascertain the condition of the retaining wall. We recommend access is gained so that a full inspection can be undertaken.

We note that the far garden to the right is bound by a dry-stone wall. We recommend access is gained so that a full inspection can be undertaken and that you confirm with your solicitor your repairing liabilities for this wall.

SUMMARY OF DEFECTS		
		£
1.	Rake out and repoint front and rear elevations in lime-based mortar.	1,500
2.	Removal of historic mechanical fixings to front elevation.	50
3.	CCTV drainage survey.	350
4.	Monitoring of cracking to front elevation.	750
5.	Redecoration and repositioning of downpipe to front elevation.	400
6.	Clean down moss growth around front elevation gully.	50
7.	Installation of surface water drainage to property throughout.	2,500
8.	Installation of tie restraints to left elevation and make good render.	1,300
9.	Removal of 150mm of render from ground level to left elevation.	150
10.	Replacement and repositioning of stone roof tiles to main property.	2,000
11.	Installation of lead flashing to rendered upstand between the two roofs.	750
12.	Removal of vegetation and debris to joint between the two roofs.	Inc
13.	Repointing of verge pointing to gable wall and joint between the two roofs.	Inc
14.	Relining of rear gutter.	125
15.	Cleaning down of gutters.	35
16.	Repositioning of gutters and front row of tiles to front pitch.	Inc
17.	Repointing of stone soffit to front façade.	Inc
18.	Repointing of flaunching to both chimney stacks.	500
19.	Cleaning down of moss growth to both chimney stacks.	100
20.	Insulation to roof space.	750
21.	Replacement of lathe and plaster ceiling to second floor.	500
22.	Timber survey for flight holes in eaves store to second floor.	500
23.	Repositioning of handrail to first floor staircase.	75
24.	Replacement of doors for FD30 door sets throughout.	5,000
25.	Hack off existing plaster and re-apply to area around rear bedroom stone window lintel.	250
26.	Clean down exposed roof timber in bedroom.	50
27.	Monitoring of cracking in bedroom.	Inc
28.	Infill aperture to the wall to the hallway.	75
29.	Relining of wallpaper in bathroom.	300
30.	Installation of mechanical ventilation to bathroom.	200
31.	Installation of handrail to ground floor staircase.	125
32.	CCTV drainage survey on neighbours' drainage.	Inc
33.	Lowering of external ground level at the rear.	500
34.	Installation of fire escape windows.	575
35.	Replacement of kitchen ceiling.	500
36.	Installation of mechanical ventilation in kitchen.	200
37.	Increase of ventilation to cellar.	150
38.	Dry rot specialist to remove rot in cellar.	450
39.	Installation of central heating throughout.	3,500
	Main Property Sub-Total £	24,260.00
40.	Replacement of missing masonry units and repointing of missing mortar joints to outbuilding 1.	1,500
41.	Clean down moss growth to outbuilding 1.	500
42.	Replacement of timber windows and doors to outbuilding 1.	2,500
43.	Replacement and repositioning of stone roof tiles to outbuilding 1.	500
44.	Repointing of ridge to outbuilding 1.	300
45.	Repointing to outbuilding 1 chimney stack.	250
46.	Replacement of clay chimney pot to outbuilding 1.	100
47.	Installation of additional downpipe and gully to outbuilding 1.	Inc
48.	Hack off render and re-apply internally to outbuilding 1.	500
49.	Installation of lead flashing to roof of outbuilding 1.	175
50.	Relaying of concrete floor slab to outbuilding 1.	2,000
51.	Structural Engineer fees to assess timber lintel to outbuilding 1.	350

52.	Replacement of old roof covering to mono pitched roof to outbuilding 2.	1,000
53.	Treat cut edge corrosion to renewed mono pitch roof covering. (Outbuilding 2)	600
54.	Repointing of mono pitched roof verge to outbuilding 2.	250
55.	Clean down renewed roof covering to mono pitched roof.	200
56.	Replacement of flat roof to outbuilding 2 including suspected asbestos sheeting.	7,500
57.	Replacement of roof tiles, with new battens and breathable membrane.	6,000
58.	Clean down and repoint brickwork above stone gutter supports to stables.	Inc
59.	Installation of gutters, downpipes and associated drainage to outbuilding 2.	700
60.	Repointing of mortar joints to stonework and replacement of missing masonry units to outbuilding 2.	2,000
61.	Clean down efflorescence to brickwork of outbuilding 2.	300
62.	Replacement of external timber doors and windows to outbuilding 2.	8,000
63.	Rectification of defective internal gutters to outbuilding 2.	Inc
64.	Relaying of concrete floor slab to outbuilding 2.	3,000
65.	Removal of ivy growth to outbuilding 2.	500
66.	Heli bar repairs to stonework of outbuilding 2.	1,800
67.	Replacement of internal doors to outbuilding 2.	Inc
	Outbuildings 1 & 2 Sub Total £	40,525.00
68.	Clean down of moss growth to surfacing.	350
69.	Infilling of cracked concrete surfacing.	75
70.	Additional surface water drainage to external areas.	Inc
71.	Treating and redecorating external iron gate.	150
72.	Rebedding and cleaning down of stone flagged pathway.	50
73.	Removal of large tree and roots.	2,000
74.	Inspection of retaining wall between the upper and lower garden.	500
75.	Inspection of dry-stone boundary wall to lower garden.	Inc
	External Areas Sub Total £	3,125.00
76.	Gas safe certificate.	500
77.	NICEIC electrical test certificate.	500
78.	Refurbishment and demolition asbestos survey.	600
79.	Full scaffold – main property	1,200
80.	Full scaffold – outbuildings 1 & 2	1,200
	Total £	67,910.00

NB: The above figures do not include Statutory or Professional Fees and are exclusive of VAT.
No contractors' preliminaries or overheads and profit have been included.

WE WOULD RECOMMEND THAT THE FOLLOWING ELEMENTS ARE INVESTIGATED

- Test electric installation to ensure compliance with current regulations.
- Test gas installation to ensure compliance with current regulations.
- Refurbishment and demolition asbestos survey.
- EPC survey once works have been completed.

We would be happy to coordinate any of the above surveys / tests.

ITEMS FOR YOUR SOLICITORS

1. Confirm full extent of boundary and repairing liability;
2. Confirm public rights of way from highway along the rear of the building together with public liability.

ENERGY PERFORMANCE

We have not undertaken a detailed review of the energy performance of the property, however generally the property appears to be to an unsatisfactory performance standard. Certain improvements can be readily

made including upgrading insulation and lighting provisions.

EXTENT OF SURVEY AND LIMITATIONS

This report is based on a visual examination of the building and covers all parts of the building which were normally and safely accessible without the use of ladders. Parts of the structure were not opened up for further investigation works. Where we feel further investigation is merited, reference has been made in the penultimate section of the report.

Tests were not carried out on the mechanical or electrical services, including heating, water and drainage installations.

We did not lift fitted carpets, nor disturb any part of the fabric or fittings which were fixed or would have caused damage, and we are therefore unable to report that those parts of the building which were not visible are free from defects.

This report is for your sole use, and consequently no responsibility whatsoever is undertaken or accepted to any third party for the whole or any part of its contents.

LUCAS LEE

APPENDIX 1

PHOTOGRAPHIC SUMMARY



Plate 1

General overview of front elevation.

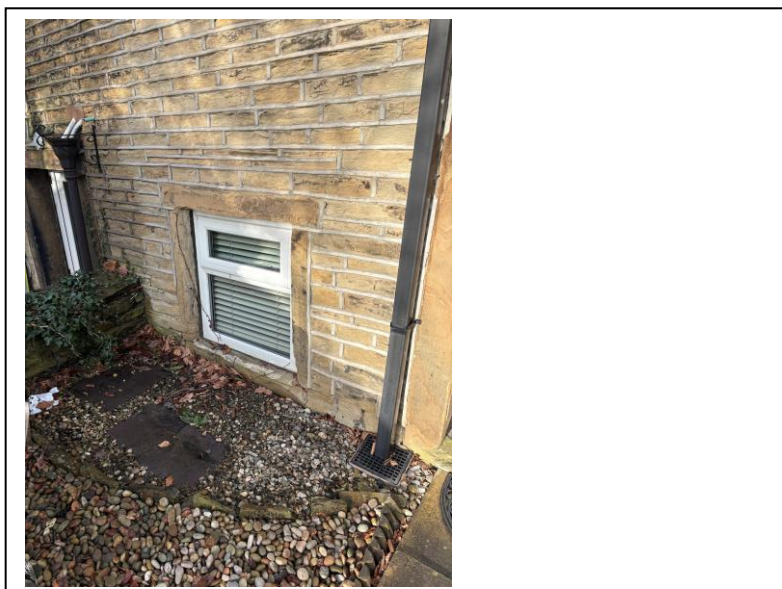


Plate 2

General overview of kitchen window adjacent to neighbouring patio.

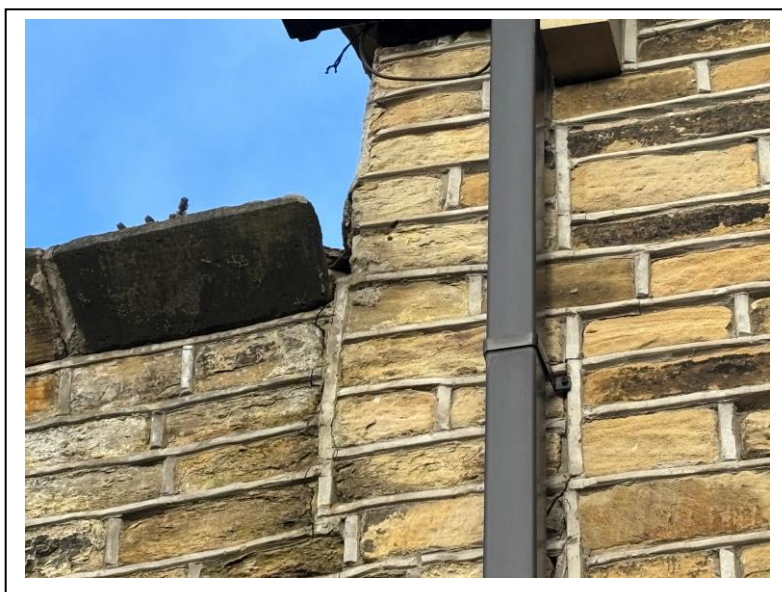


Plate 3

Cracking between the two properties and vertical cracking adjacent to rainwater downpipe.

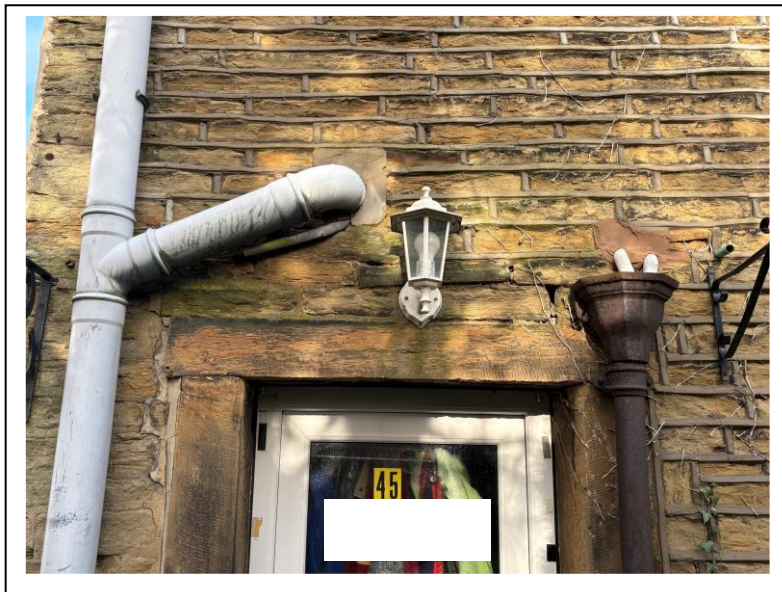


Plate 4

Waste pipes from bathroom draining into rusted cast iron downpipe.



Plate 5

Heavily choked gulley. Downpipe dispersing water not directly into gulley.



Plate 6

General overview of left elevation.



Plate 7

Water staining at high level to left elevation. Wall restraints to pull the structure into shape. Cracking at high level at the top of the stairs at second floor.



Plate 8

Left elevation chimney stack with areas of water staining and cracked flaunching.



Plate 9

General overview of rear elevation.



Plate 10

Lounge rear window in comparison to external floor level.



Plate 11

Bedroom rear window, with areas of water staining and moss growth.



Plate 12

General overview of the main property roof.



Plate 13

Front roof pitch showing build-up of dirt and debris in guttering and broken roof tile.



Plate 14

Left chimney stack with cracking flaunching and moss growth.



Plate 15

Rear pitch showing difference in roof levels. Build up of vegetation and debris to joint between the two rear pitches.



Plate 16

Rear roof pitch showing build up of dirt and debris in guttering and defective gutter lining.

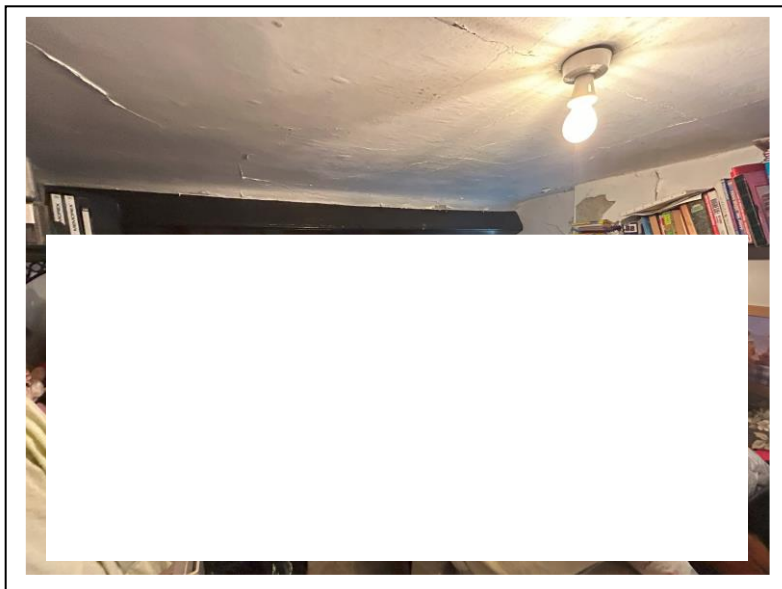


Plate 17

General overview of second floor bedroom.



Plate 18

Cracking around structural openings to gable wall.

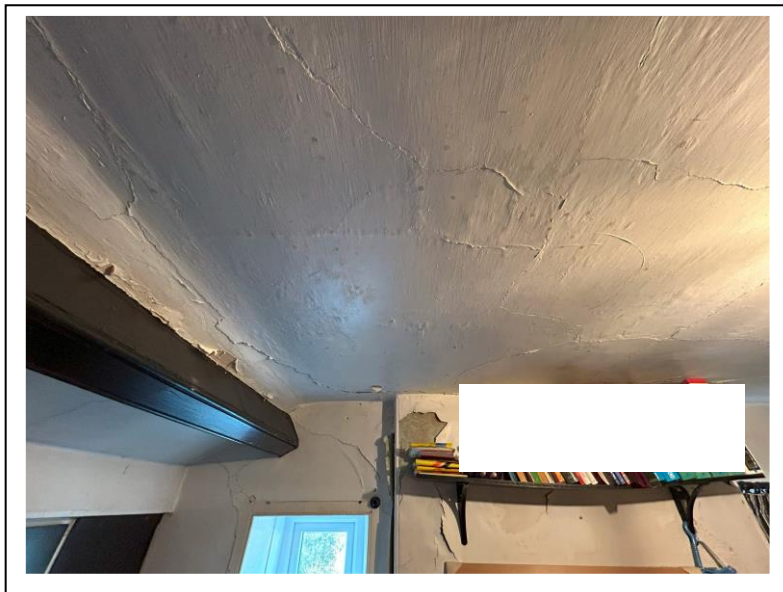


Plate 19

Cracking to ceiling and chimney stack, with delaminating wallpaper.



Plate 20

Vertical cracking to corner between rear bedroom wall and party wall. Horizontal cracking between rear bedroom wall and ceiling.

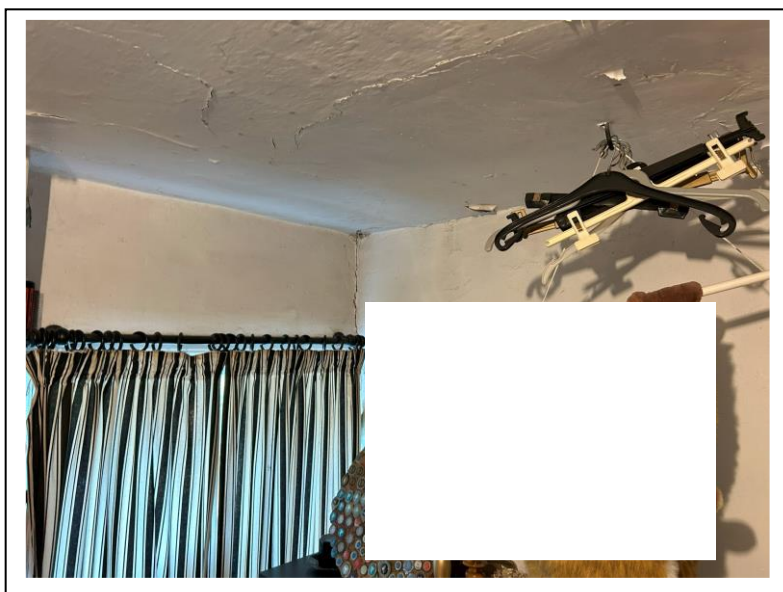


Plate 21

Cracking around structural openings to gable wall and rear bedroom wall.



Plate 22

Flight holes within eaves storage on second floor.



Plate 23

General overview second floor staircase with handrail which does not comply with building regulations.



Plate 24

General overview of rear bedroom.



Plate 25

Water ingress to party wall chimney stack in bedroom.



Plate 26

Defective stone lintel to rear bedroom window.



Plate 27

Damp roofing timbers.

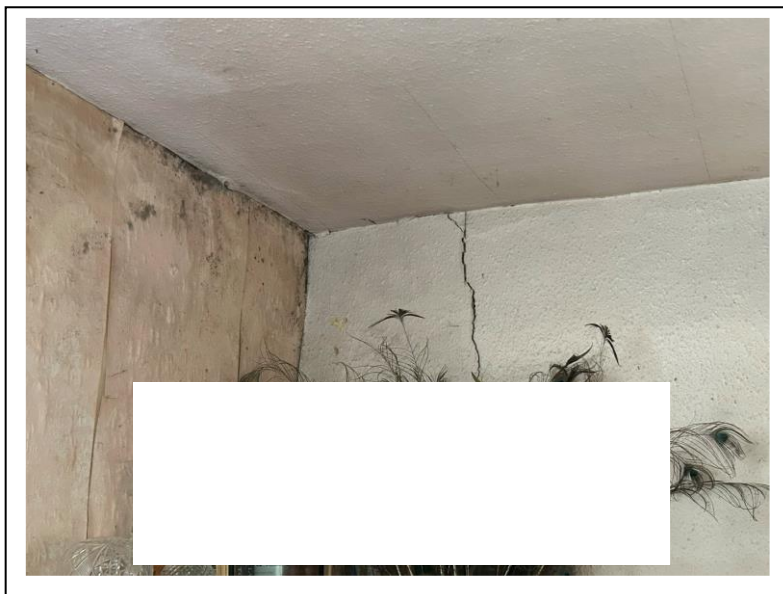


Plate 28

Cracking to rear elevation.



Plate 29

Historic water ingress to left elevation.



Plate 30

Same as above.



Plate 31

Damp spots to wardrobes in lounge.



Plate 32

Loft access hatch.



Plate 33

Damp below window to first floor landing.



Plate 34

Delaminating wallpaper
to first floor hallway
ceiling.

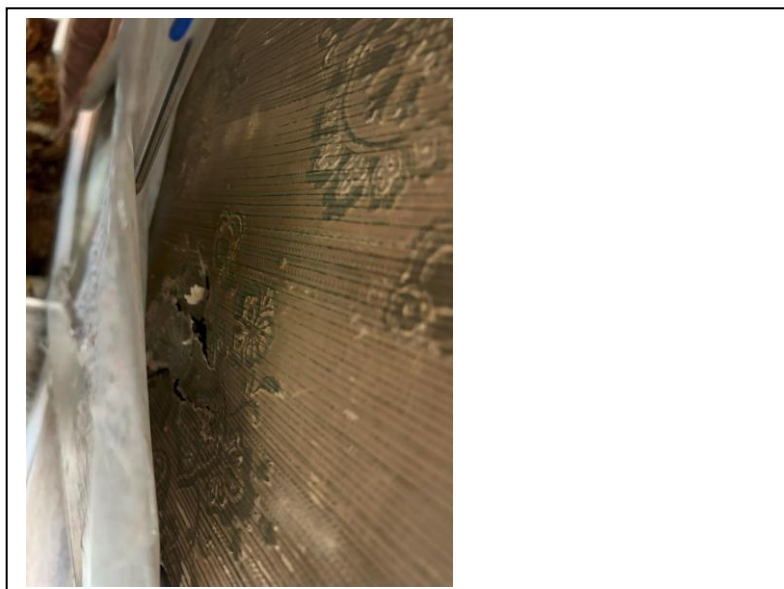


Plate 35

Aperture within wall to
first floor landing.



Plate 36

General overview of first
floor landing.



Plate 37

General overview of bathroom.

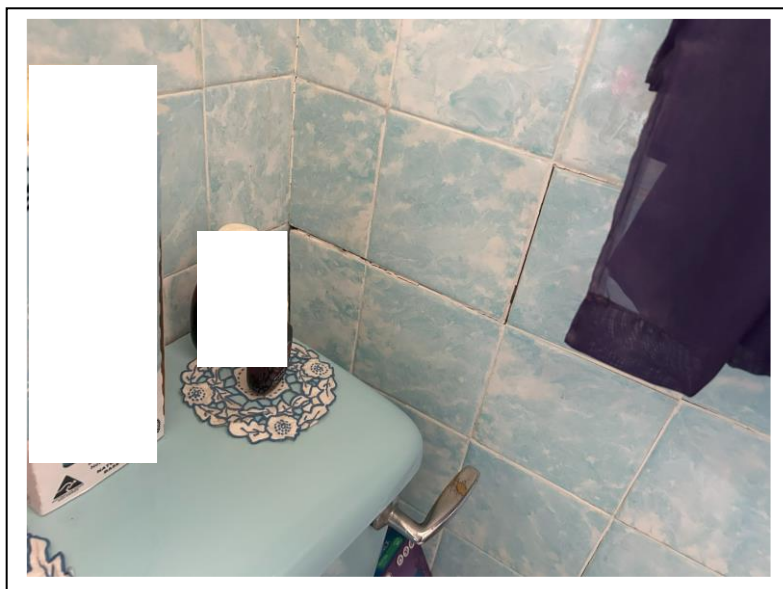


Plate 38

Cracked tiling.

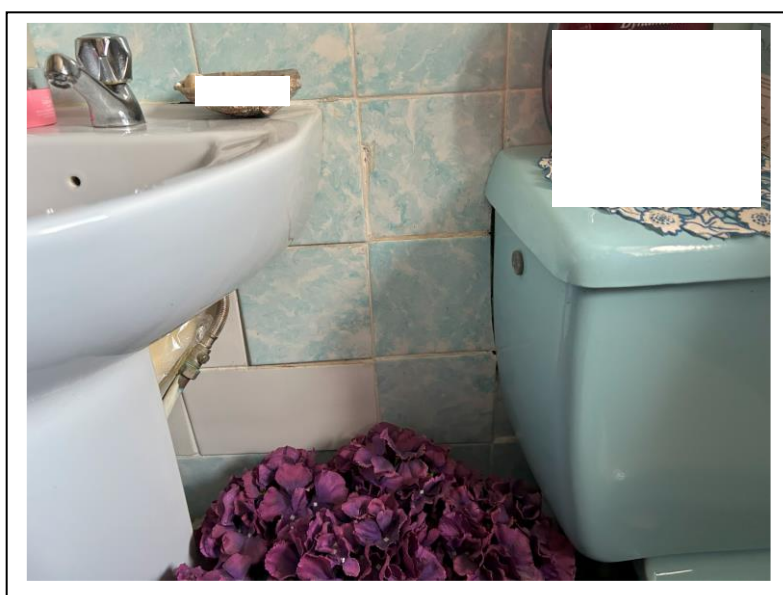


Plate 39

As above.



Plate 40

Staircase with no handrail.

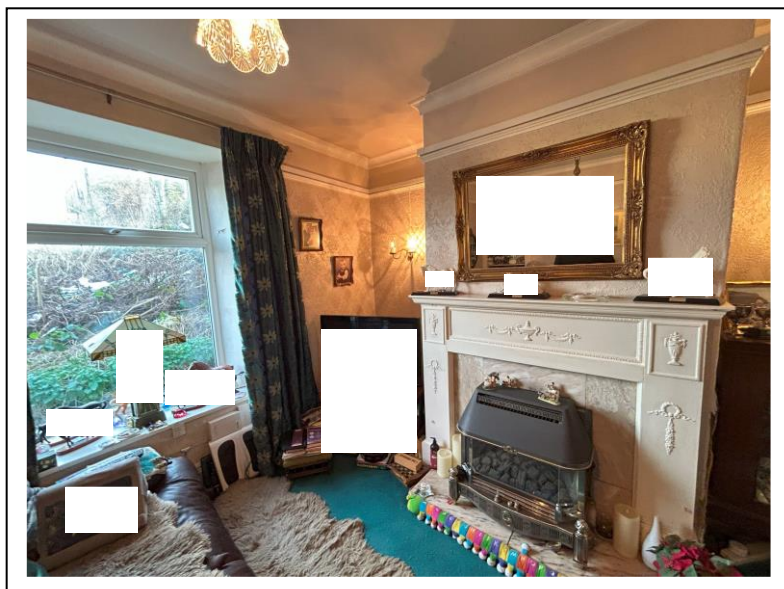


Plate 41

General overview of lounge.



Plate 42

Historic opening infilled.

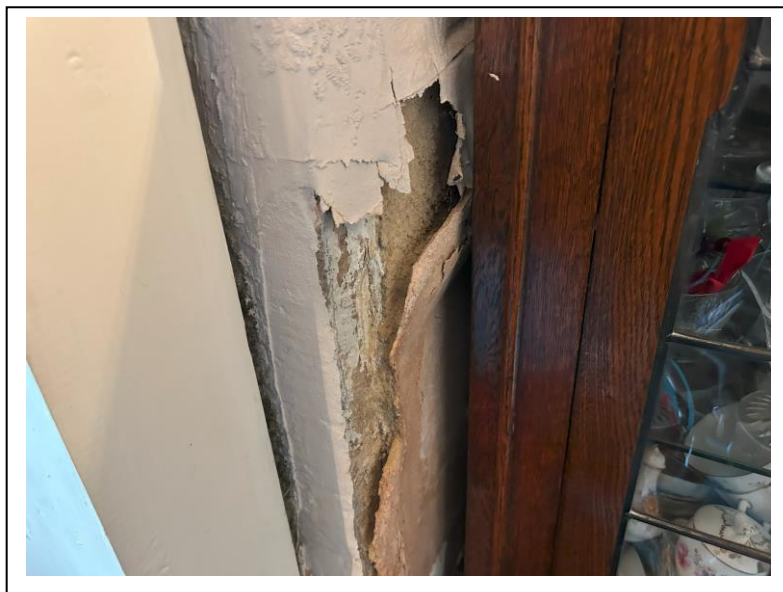


Plate 43

Delaminating plaster to right of chimney stack.

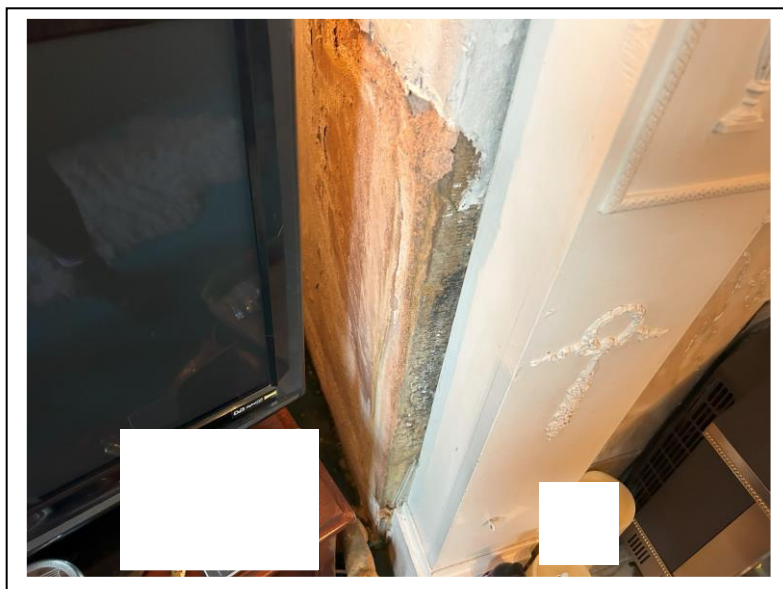


Plate 44

Damp to left of chimney stack.



Plate 45

Damp to right alcove.

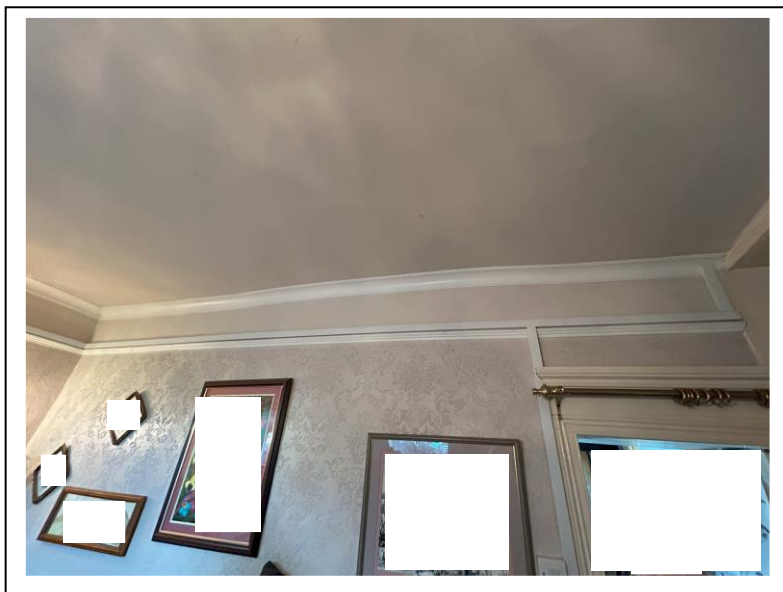


Plate 46

Slight bowing of ceiling
in lounge.



Plate 47

General overview of
kitchen.



Plate 48

Partially dropped ceiling
to front right corner of
kitchen.



Plate 49

General overview of cellar.



Plate 50

Dry rot to cellar.



Plate 51

General overview of outbuilding 1.



Plate 52

General overview of rear elevation of outbuilding 1.



Plate 53

General overview of roof to outbuilding 1.



Plate 54

General overview of left elevation and roof of outbuilding 1.

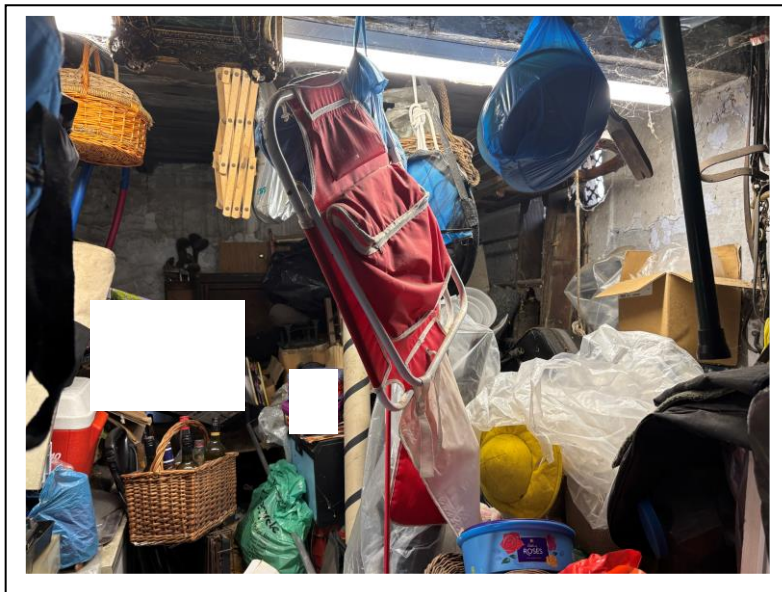


Plate 55

General overview of the first section of outbuilding 1.



Plate 56

Cracking to render in first section of outbuilding 1.

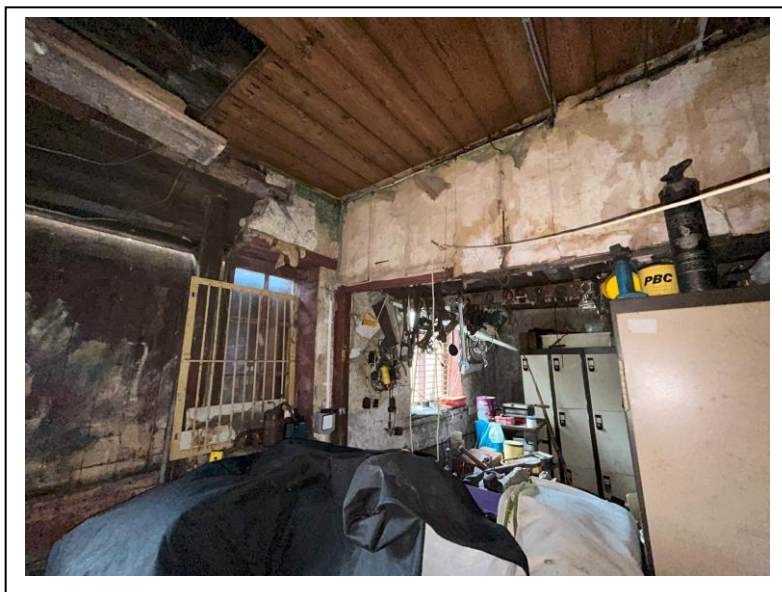


Plate 57

Damp in middle section of outbuilding 1.



Plate 58

Ceiling boards in outbuilding 1 affected by damp.



Plate 59

Gap between profile steel roof and middle section of outbuilding 1.

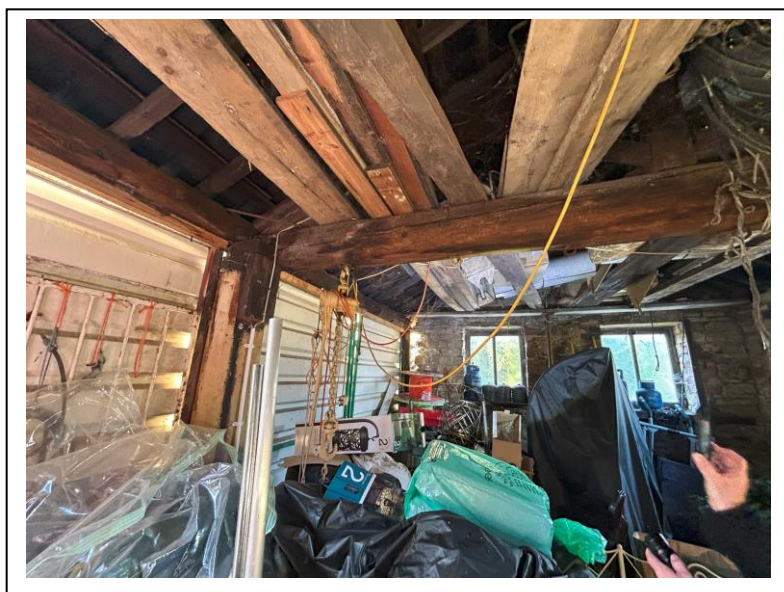


Plate 60

General overview of end section of outbuilding 1.



Plate 61

Stone elevation to
outbuilding 2.



Plate 62

Brickwork elevation to
outbuilding 2.



Plate 63

General overview of
single pitched roof to
outbuilding 2.



Plate 64

General overview of flat roof to outbuilding 2 with collapsed section below window.



Plate 65

General overview of dual pitched roof to outbuilding 2.



Plate 66

General overview of stone elevation to outbuilding 2.



Plate 67

Same as above.



Plate 68

General overview of outbuilding 2, showing acro propping the flat roof up.



Plate 69

Damp elevations within outbuilding 2.



Plate 70

Room within outbuilding
2.

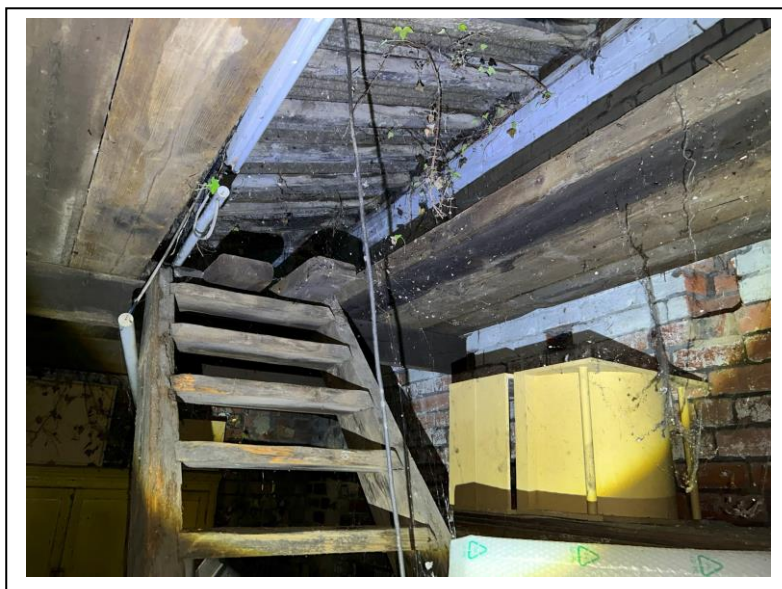


Plate 71

Same as above.



Plate 72

Same as above.



Plate 73

Cracking to first floor of stables.



Plate 74

Timbers to first floor stables suffering from rot.



Plate 75

Defective ceiling in first floor stables.



Plate 76

Access road to the property.



Plate 77

Rusting iron gate.



Plate 78

Stone flagged path.

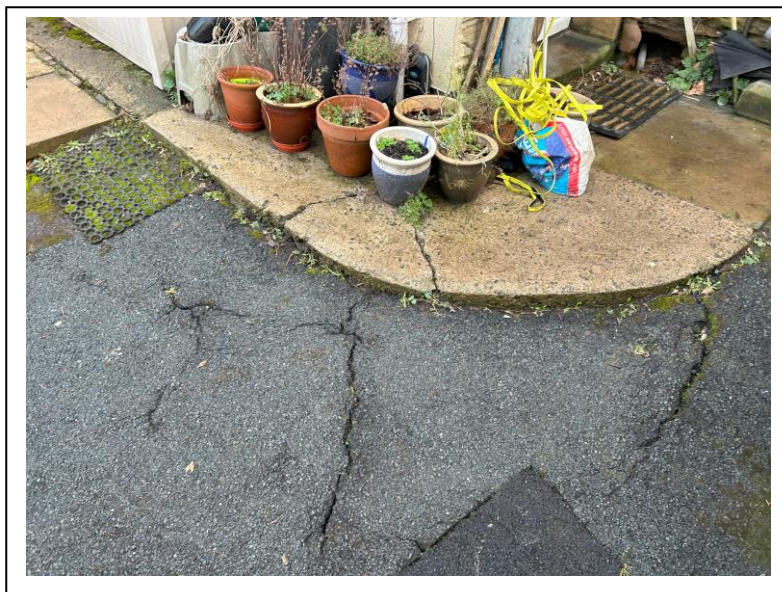


Plate 79

Cracked tarmacadam
and concrete.



Plate 80

General overview of top
garden.



Plate 81

Stone retaining wall.

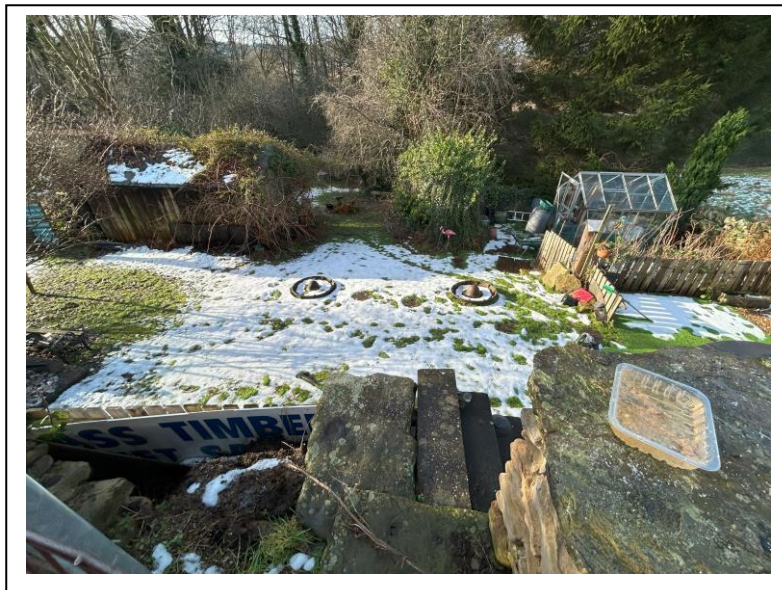


Plate 82

General overview of rear garden which was inaccessible at the time of our inspection.



Plate 83

Dry stone wall to the rear of the area.



Plate 84

Suspected asbestos profile sheeting to outbuilding 2 roof.



Plate 85

Diagram showing
overview of the
buildings.

MP = Main Property

OB1 = Outbuilding 1

OB2 = Outbuilding 2